013.0	0010	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	946,400 / 946,400
					USE VALUE:	946,400 / 946,400
					ASSESSED:	946,400 / 946,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1	-3	MOTT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOYLE RICHARD T & SHARON E
Owner 2:	
Owner 3:	
Street 1:	1 MOTT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,975 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 3332 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5975.000	462,300	4,700	479,400	946,400
Total Card	0.137	462,300	4,700	479,400	946,400
Total Parcel	0.137	462,300	4,700	479,400	946,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 284.05 | /Parcel: 284.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 10892

GIS Ref

GIS Ref

Insp Date 07/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 013.0-0010-0001.0

!1334!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	462,400	4700	5,975.	479,400	946,500	946,500	Year End Roll	12/18/2019
2019	104	FV	356,800	4700	5,975.	509,400	870,900	870,900	Year End Roll	1/3/2019
2018	104	FV	356,800	4700	5,975.	371,500	733,000	733,000	Year End Roll	12/20/2017
2017	104	FV	334,500	4700	5,975.	323,600	662,800	662,800	Year End Roll	1/3/2017
2016	104	FV	334,500	4700	5,975.	275,700	614,900	614,900	Year End	1/4/2016
2015	104	FV	297,700	4700	5,975.	269,700	572,100	572,100	Year End Roll	12/11/2014
2014	104	FV	297,700	4700	5,975.	221,700	524,100	524,100	Year End Roll	12/16/2013
2013	104	FV	309,900	4700	5,975.	210,900	525,500	525,500		12/13/2012

PRINT

Date	Time
12/10/20	16:58:00

LAST REV

Date	Time
04/02/19	14:01:33

apro

1334

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	776-146		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	10892
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/9/2009	829	Re-Roof	6,600					

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2018	MEAS&NOTICE	PH	Patrick H
4/8/2009	Meas/Inspect	163	PATRIOT
4/5/2000	Inspected	264	PATRIOT
9/30/1999	Mailer Sent		
9/30/1999	Measured	163	PATRIOT
10/1/1981		TF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5975		Sq. Ft.	Site		0	80.	1.00	1									479,401						479,400	

Total AC/HA: 0.13717 | Total SF/SM: 5975 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 479,401 | Spl Credit | Total: 479,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08969843
Const Adj.:	0.98990101
Adj $ / SQ:	183.378
Other Features:	115800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	670038
Depreciation:	207712
Depreciated Total:	462326

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 11		BRs: 4		Baths: 2					HB 1		

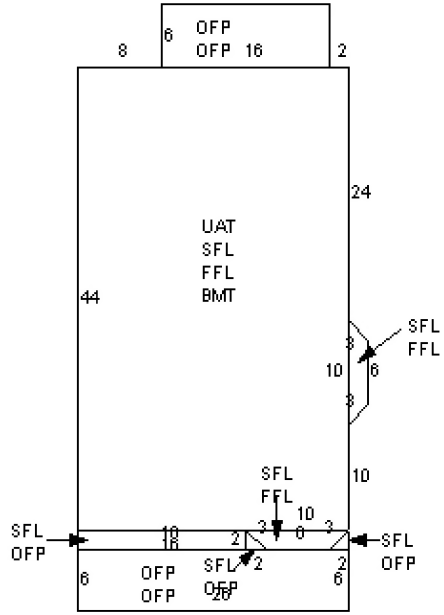
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	183.38
Special Features:	0	Val/Su Net:	106.08
Final Total:	462300	Val/Su SzAd	193.59

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,212	183.380	222,254
FFL	First Floor	1,176	183.380	215,652
BMT	Basement	1,144	67.340	77,033
OFP	Open Porch	540	19.360	10,453
UAT	Upper Attic	286	100.860	28,845

Net Sketched Area:	4,358			Total:	554,237
Size Ad	2388	Gross Are	5216	FinArea	3332

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	F	
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0010-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	A	AV	1928	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:	Total: 4,700